

023.0

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0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

828,600 / 828,600

USE VALUE:

828,600 / 828,600

ASSESSED:

828,600 / 828,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
99 A		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: DIVICO-PIANTEDESI ELVIRA A	
Owner 2: DIVICO ERCOLE	
Owner 3:	

Street 1: 99A MASSACHUSETTS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PIANTEDOSI ELVIRA A/ETAL -

Owner 2: DIVICO ERCOLE -

Street 1: 99A MASSACHUSETTS AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Vinyl Exterior and 2382 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4256	Sq. Ft.	Site		0	80.	1.16	1				Med. Tr	-10					394,329						394,300	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4256.000	434,300		394,300	828,600		14790
							GIS Ref
							GIS Ref
							Insp Date
							10/13/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	434,300	0	4,256.	394,300	828,600		Year end	12/23/2021
2021	104	FV	413,200	0	4,256.	394,300	807,500		Year End Roll	12/10/2020
2020	104	FV	413,200	0	4,256.	394,300	807,500	807,500	Year End Roll	12/18/2019
2019	104	FV	336,900	0	4,256.	419,000	755,900	755,900	Year End Roll	1/3/2019
2018	104	FV	336,900	0	4,256.	305,600	642,500	642,500	Year End Roll	12/20/2017
2017	104	FV	315,800	0	4,256.	266,200	582,000	582,000	Year End Roll	1/3/2017
2016	104	FV	315,800	0	4,256.	226,700	542,500	542,500	Year End	1/4/2016
2015	104	FV	281,200	0	4,256.	221,800	503,000	503,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIANTEDOSI ELVI	34072-24		11/16/2001	Family		1	No	No	
HARRINGTON KEVI	24896-277		9/30/1994		169,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/13/2018		Inspected						PH Patrick H
8/20/2018		MEAS&NOTICE						CC Chris C
11/5/1999		Inspected						267 PATRIOT
10/14/1999		Measured						264 PATRIOT
11/1/1981								CM

Date	Result	By	Name
10/13/2018	Inspected	PH	Patrick H
8/20/2018	MEAS&NOTICE	CC	Chris C
11/5/1999	Inspected	267	PATRIOT
10/14/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION

Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1900
Eff Yr Blt:	
Alt LUC:	Alt %:
Jurisdct:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

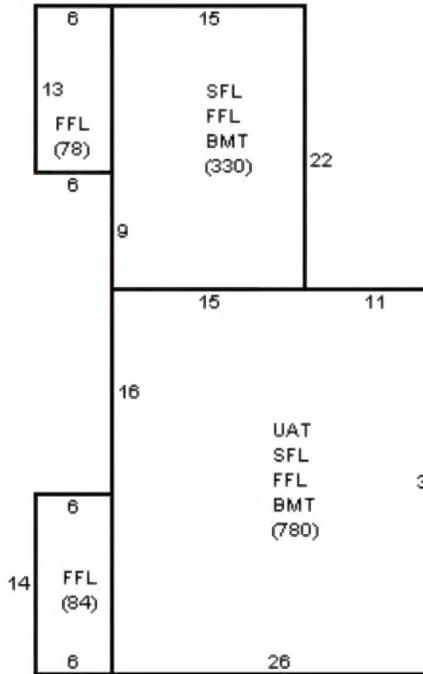
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	104						

BATH FEATURES

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

ACESS FROM LEE TERR.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	2
Level	FY	LR	DR	D
	K	FR	RR	K
	BR	FB	HB	BR
	L	O		L
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	10	BRs:	4
	Baths:	1	HB:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Fpl:	2	Rating:	Average

WSFlue:

Rating:	
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CONDO INFORMATION**GENERAL INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****COMPARABLE SALES****CALC SUMMARY****NET SKETCHED AREA****SUB AREA****SUB AREA DETAIL****IMAGE****AssessPro Patriot Properties, Inc****PARCEL ID****MOBILE HOME****SPEC FEATURES/YARD ITEMS****PARCEL ID****MOBILE HOME****SPEC FEATURES/YARD ITEMS**